



Flat 4, Laregan House, Laregan
Hill, Penzance, Cornwall, TR18
4QE









FLAT 4, LAREGAN HOUSE, LAREGAN HILL, PENZANCE, CORNWALL, TR18 4QE

GUIDE PRICE £400,000 LEASEHOLD

- * VIEWS OVER SECLUDED PRIVATE GARDEN * THREE BEDROOMS *
- * 23 FT LIVING ROOM * 17FT RECEPTION HALL * FITTED KITCHEN *
- * MANY PERIOD FEATURES * MODERN BATHROOM * GAS CENTRAL HEATING *
- * IDEAL FAMILY OR RETIREMENT HOME * PRIME RESIDENTIAL AREA *
- * OWN LARGE GARDEN * GARAGE AND AND ALLOCATED PARKING FOR TWO CARS *
- * TWO CELLAR ROOMS * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
- * EPC = D * COUNCIL TAX BAND = D * APPROXIMATELY 134 SQUARE METRES *

A rare opportunity to acquire a three bedroom ground floor apartment which forms a substantial part of a former mansion house, which was converted some years ago into four apartments, with number 4 being one of the larger ones, occupying most of the ground floor with its own gardens, garage and two allocated parking spaces on the forecourt. The property has spacious accommodation, which has much charm and character throughout with high ceilings and pleasant outlook over the garden to the front. The main reception room, being 23ft long, offers bright and airy accommodation, along with the impressive reception hall. From the inner hall there are steps down to two large cellar rooms, which could be used for a variety of uses, subject to any necessary planning permissions. A particularly attractive feature are the gardens to the front of the property, which are for the sole use of number 4, being laid to lawn with mature trees and shrubs, which creates a good degree of privacy. To the rear of the property is a garage and garden shed, which goes with the property. Laregan House is located on the top of Laregan Hill and is approached via a private unmade lane, being tucked away from passing traffic, yet within close proximity to many local amenities.

ENTRANCE VESTIBULE: Double glazed door to:

RECEPTION HALL: 17' 0" x 8' 10" (5.18m x 2.69m) Exposed floorboards, high ceilings, radiator.

LIVING ROOM: 23' 4" x 16' 5" (7.11m x 5.00m) Bay window with working shutters, period fireplace, double glazed window overlooking gardens, ceiling rose, cornice, two radiators.

INNER HALLWAY: Exposed floorboards with hatch leading to the cellar.

KITCHEN: 11' 7" x 7' 9" (3.53m x 2.36m) Stainless steel twin bowl sink with cupboards below, range of fitted wall and base units, worksurfaces and power points, built in oven, four ring hob and extractor hood, plumbing for washing machine, tiled flooring, windows overlooking garden.

BEDROOM ONE: 17' 10" x 13' 2" (5.44m x 4.01m) Into panelled bay window overlooking gardens, shutters, shelved recess, two radiators.

BEDROOM TWO: 11' 3" x 10' 4" (3.43m x 3.15m) Plus small bay window overlooking gardens, radiator.

BEDROOM THREE: 11' 4" x 8' 8" (3.45m x 2.64m) Triple aspect room, views to garden, two radiators.

BATHROOM: White suite comprising double ended bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low level WC, fully tiled walls, semi circular shower cubicle, tiled flooring, two built in cupboards, chrome towel rail.

CELLAR: Two large rooms with good head height, electric light, no window.

ROOM ONE: 15' 2" x 9' 7" (4.62m x 2.92m) Wine bins.

ROOM TWO: 15' 3" x 13' 6" (4.65m x 4.11m) Gas central heating boiler, radiator.

OUTSIDE: The property has its own large garden to the front, which is laid to lawn with mature trees and shrubs, which creates a good degree of privacy. To the rear of the property, there is a raised flower border, to the side is a detached single garage and to the side of that a garden shed with potential for further parking (subject to any necessary planning permissions)

SERVICES: Mains water, electricity, gas and drainage.

LEASE: New 999 years. 25% share of the freehold.

NB: No holiday let allowed. One cat or one dog is permitted.

CHARGES: 25% maintenance and 25% insurance.

DIRECTIONS: Via "What Three Words" app: ///repeating.pizzas.yawned

AGENTS NOTE: We understand from USwitch website that Superfast Fibre Broadband should be available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of granite under a slate roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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